

Cook County Property Taxes are high ... but Chicago's cost of living and quality of life remain best of any major U.S. City

October 11, 2018

Maggiano's, Chicago

- Introductions – Joanne Elliott 3:00 pm – 3:15 pm
- Overview of Illinois Property Tax System vs other States - Don Rubin 3:10 pm – 3:30 pm
 - Illinois' system
 - States with property tax caps
 - States where Schools are funded through income tax
 - How Cook County compares to other metropolitan cities
 - Property values
 - Population Growth
 - Affordability
 - Wages
- Importance of effective appeal avenues - Don Rubin 3:30 pm – 3:45 pm
 - Need for vacancy relief
 - Impact of e-commerce and remote working on vacancy and market values
 - Impact of airBNB on hotel occupancy rates and values
 - Impact of third level appeals to the PTAB or Court
- Future of Tax Incentives - Brian Bernardoni 3:45 pm – 4:00 pm
- Cook County taxes growing from year to year - Mike Elliott 4:00 pm – 4:45 pm
 - Reasons for growth in taxes
 - Spending
 - Pensions
 - Changes to the classification system
 - Increased exemptions
 - Consequences
 - Higher taxes for Cook County residences than Collar Counties
 - Shift in Cook County tax burden from Residential owners to commercial owners
 - Flat property values
 - Possible solutions
 - Good news/bad news
 - Q & A 4:45 pm – 5:00 pm